K 2603

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and No/100 - DOLLARS ($10.00),

and other good and valuable considerations, paid by the grantees herein, the receipt of which is hereby acknowledged, subject to a certain Deed of Trust executed by Chloral Utah Leggett and wife, Eleanor S. Leggett, to Louis H.[?] Linx, Trustee, dated January 5, 1953, recorded January 8, 1953, in Book 2161, page 449, Register's Office for Davidson County, Tennessee, given to secure the original principal sum of $7,300.00[?], and payable to First Federal Savings and Loan Association of Nashville.

Chloral Utah Leggett and wife, Eleanor S. Leggett,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Madison O'Brien Page and wife Mary Ruth

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Section One, Morningside Heights, as of record in Book 1130, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 100 feet on the south side of Barry Drive and runs back between lines 118.3 feet on the west line, 127.9 feet on the east line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Chloral Utah Leggett and wife, Eleanor S. Leggett, by deed from Morgan S. Etter and wife, Annie W. Etter, of record in Book 2105[?], page [illegible], Register's Office for Davidson County, Tennessee.

Restrictive covenants and easement of record in Book 1334, page 345, said Register's Office, which were recorded prior to February 15, 1950.

The plan of record in Book 1130, page 76, said Register's Office, shows a 30-foot set-back line from Barry Drive and a 10-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as set out above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 29 day of November, 195[illegible]

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared, the within named Chloral Utah Leggett and wife, Eleanor S. Leggett the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 29 day of November 1956

My commission expires [illegible] 60

Wayne Hammontree
Notary Public

WARRANTY DEED

From

Chloral Utah Leggett and wife,
Eleanor S. Leggett

To 25133

Madison O'Brien Page etc.

[illegible] at 2:19 [illegible] 87 [illegible] 293
Noted in [illegible]
Recording Fee 12.00
JAMES P. WILSON[?]
By [illegible]

...TLE COMPANY
...and Title
...TENNESSEE

11/29

PG 613